

FOX & GALLAGHER

PROPERTY CONSULTANTS

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Fantastic Four Bedroom Bungalow Kincon, Ballina, Co. Mayo.



This beautiful home occupies a ca. 2 acre site in the centre of the attractive hamlet of Kincon in the parish of Kilfine. With four large bedrooms, one with ensuite bathroom, a living room, sitting room, kitchen/dining, utility, bathroom and a spectacular conservatory, this property offers very generous family accommodation in a delightful rural environment. The standard of finish throughout the house and interior décor is magnificent and the gardens have been lovingly landscaped all round. A driveway surrounds the house and a wall separates the gardens from the open fields to either side. Oil Fire Central Heating. White PVC Double Glazed Windows.

Price Region: €295,000

ACCOMMODATION

FRONT PORCH: 1.602m X 0.731m

White PVC covered aluminium porch with sliding door. Stained wooden ceiling with downlighters. Tiled floor.

ENTRANCE HALLWAY: 3.334m X 1.796m

Teak front door with glass inserts. Full height windows next to door with coloured glass patterns. Dado rail and two-tone painting. Oak floor

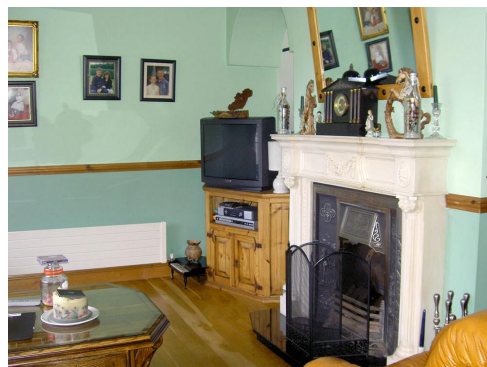


MAIN HALLWAY: 11.331m X 1.024m

Oak Floor with three suspended chandeliers.

SITTING ROOM: 4.163m X 4.005m

Solid Timber Floor, Coving and Ceiling Centre Piece, Marble Surround Fire Place with Cast Iron insert, granite base and Back Boiler. Illuminated picture alcoves. Dado rail and two-tone painting. TV point.



LIVING ROOM: 3.252m X 3.246m

Five integrated lights, solid timber floor. TV point. Double doors lead to conservatory. Coving all round.

KITCHEN/DINING:

A good range of pine built-in units with integrated microwave oven, electric double oven, gas hob, dishwasher and fridge/freezer. Tiled splashbacks to all preparation surfaces. Stanley cooking range. Coving all round and tiled floor.



UTILITY ROOM: 2.7m X 1.994m

Access to rear of house. Room for washing machine, tumble dryer and chest freezer.

CONSERVATORY: 3.898m X 3.956m

A very attractive addition to the rear of the house accessed from the study/living room. South-facing and enjoys sun all day. Timber t&g ceiling applied with a dome effect. Velux windows. Fully tiled floors. Timber surrounding walls to sill level. Coloured glass inserts to upper windows. Sliding door to rear garden.



ACCOMMODATION

BEDROOM NO. 1: 3.531m X 4m

Main bedroom with maple solid timber floor and five-door built in wardrobe. Triple window to front overlooking the front gardens.

ENSUITE: 1.553m X 2.057m

White W.C., wash basin and shower cubicle with fitted power shower. Tiled floor to ceiling. Tiled floor.

BEDROOM NO. 2: 3.409m X 3.929m

Solid Built In Units. Vanity Display, French pine Floor. Window to rear

BEDROOM NO. 3: 3.396m X 4m

Full wall of built-in units and dressing table. Window to front. French pine floor.

BEDROOM NO. 4: 3.261 X 3.346

Full wall of built-in units and vanity unit. Window to front. French pine floor.

MAIN BATHROOM: 3.394m X 2.113

Pale green W.C., wash basin and bathtub. Built-in units. Fully tiled, Separate shower cubicle with power shower and pale green base.

OUTSIDE:

Beautifully landscaped gardens to the front with lawns, shrubs and small trees. The boundary to the road is marked with an attractive stone wall with stone pillars and double metal gates leading to a wide driveway with off-road parking for several vehicles.

The rear gardens are landscaped with lawns and large shrubs and contain a rear yard with several storage sheds. Lawns surround the conservatory. All the gardens are walled off from two large fields to either side of the property that are also included in the sale. The total site area is ca. two acres.



FEATURES

- **Beautifully Landscaped Gardens surrounding house**
- **Tar Macadam Driveways**
- **All rooms very bright**
- **White PVC Double Glazed Windows**
- **Oil Fire Centre Heating**
- **Solid Wooden Floors throughout**
- **Close Proximity to National School, Church and Local Shop.**
- **Situated Approximately 4 miles from Killala, 4 miles from Ballycastle, 11 miles from Ballina and 7 miles from Crossmolina.**
- **A Truly Beautiful Property – Viewing Highly Recommended.**



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